

Applicant	Robert Lee/Bob's Speed Products	
Request	Parking Reduction	
Location	702 NW 6 Ave.	
Legal Description	Lots 25 & 26, Block 281, Progresso, PB 2, P 18 of the public records of Dade County	
Property Size	6,750 sq. ft. (.15 acre)	
Zoning	I	
Existing Land Use	Automotive Engine Manufacturing, Automotive and Parts Storage	
Future Land Use Designation	NW Regional Activity Center	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	None	
Applicable ULDR Sections	47-20.3	
Action Required	Approve, approve with conditions or deny	
	Required	Proposed
Parking	10	7 (30% reduction)
Project Planner Authorized By Approved By	Name and Title	Initials
	Jim Koeth, Principal Planner	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

The applicant is requesting a parking reduction of three (3) spaces (30%) pursuant to ULDR Sec. 47-20.3.A.5.d, based on two (2) different users sharing the same parking spaces at different hours, that the peak hour(s) for each use will be at different hours. A similar request was approved by the Board at the February 21, 2001 regular meeting by a vote of 6-1, but has since expired.

Property/Project Description:

The current use of the property is manufacturing racing and high performance engines and engine parts storage which requires ten (10) parking spaces. The applicant proposes a 322 sq. ft. first floor addition and a 4,796 sq. ft. second floor addition to the existing 2,388 sq. ft. building. The applicant's plans indicate seven (7) parking spaces being provided, resulting in a three (3) space shortfall.

Staff Determination:

The City Engineer has reviewed the parking reduction study prepared by H. Burton Smith, P.E., and the supplement by Arpin & Sons (**Exhibit 1**) and has concurred with the study's findings for a three (3) space reduction.

Planning and Zoning

Board Review Options:

- If the Planning and Zoning Board determines that the application meets the criteria for parking reductions, the Board shall approve the request subject to ULDR Sec. 47-20.3.A.5.
- If the Planning and Zoning Board determines that the proposed request does not meet the standards and requirements of the ULDR for parking reductions the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B Appeals, shall apply.
 1. A Parking Reduction Order must be executed and recorded in the public records of Broward County at the applicant's expense.
 2. The applicant must apply for a building permit within 18 months and the permit must be issued within 24 months.